



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660078590 Parcel ID 22N17E-18-1-00000-000-0000 Cadastral ID 18-22-17-00710 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 277330 INMAN, KENNETH L & JEANNA J 15353 S 4195 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15353 S 4195 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 18 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38846646 -95.53298839 N2 SW SW NE																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/4/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Vinyl
Base/Total Area	2,136 / 2,136
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,136
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1972 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	104,54	Total Misc Impr	+ 17,880
Roofing Adj	+ 4.62	Garage Cost	+ 15,015
Subfloor Adj	+ -2.19	Total RCN	= 303,889
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 142,828
Plumbing Adj	+ 7.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 161,061
Adj Base Cost	= 126.87	Lot Value	+ 161,061
Total Area	x 2,136	Indicated Value	= 161,061
Adjusted Cost	= 270,994	Value Per SqFt	75.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,061		
Lot Value			
Indicated Value	161,061	75.40	Per SqFt
Agland Value	544		
Site Improvements	123,083		
Total Value	284,688	133.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	93680	27x4		108	26.59		2,872
PRCH	SLAB PORCH - COVERED	93681	22x12		264	26.10		6,890
PATO	SLAB PORCH - OPEN	148254	22x12		264	9.48		2,503



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,136	1.000	2,136
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	264	1.000	264
5	M	PATO		13	Open Slab	264	1.000	264
Total Building Area						2,136		2,136



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x80x10	Concrete	Formed Metal	3,200
	Qual 5	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (32.89 x 3,200)		105,248	105,248	5,262		99,986
	PRCH	Slab Porch - Covered	8x48x6	Concrete	Galvanized Metal	384
	Qual 3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (25.73 x 384)		9,880	9,880	1,482		8,398
	PRCH	Slab Porch - Covered	8x20x6	Concrete	Galvanized Metal	160
	Qual 3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (26.43 x 160)		4,229	4,229	634		3,595
	LNT0	Lean-To	14x40x6	Gravel	Galvanized Metal	560
	Qual 3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (9.53 x 560)		5,337	5,337	1,014		4,323
	LOAF	Loafing Shed	12x28x6	Dirt	Galvanized Metal	336
	Qual 3	Cond 3	Year 2000	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (6.73 x 336)		2,261	2,261	1,470		791
	UTIL	Utility Building	17x14x0	Concrete	Composition Shingle	238
	Qual 3.5	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (33.56 x 238)		7,987	7,987	1,997		5,990



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.500	122	122	184	184
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.000	144	144	288	288
HC	HECTOR STONY SANDY LOAM	NTV PST	20			1.500	48	48	72	72
NTV PST Totals						5.000			544	544
Total Agland						5.000			544	544